



FONTWELL

LANDSCAPE MAINTENANCE PLAN

DE_352_LM_001
MAY 2019

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Appendix

Landscape masterplans

DE_352_LM_001
DE_352_LM_002
DE_352_LM_003

1. Introduction

- 1.1. This Landscape Management Plan details the proposed management of the public open spaces that surrounds and run through the proposed development in Fontwell. The open spaces are provided as part of a new residential development and they include large areas of retained vegetation, new meadow grassland and wildflower, amenity grass lawns, a play area, allotments, paddocks and water –attenuation basins/ swales.
- 1.2. The overriding landscape management objective is to ensure that a thriving and diverse landscape is established and maintained. Where appropriate, maintenance operations will be altered if necessary to reflect the stated objectives.

Management

- 1.3. This management report is initially aimed at the developer who will be maintaining the site during the establishment period (likely to be a 2 year period) and formulating likely costs for the upkeep of the public open space. Hereafter the open spaces described in this report will be managed and maintained by Walberton Parish Council.
- 1.4. This document will provide the Parish Council with the framework and necessary detail to guide operations relating to the maintenance and monitoring of the landscape typologies.

Review

- 1.5. A review of the document will occur between the handover to the parish council and then every 2 years thereafter. The review might include any differences required as a result of changes in circumstances i.e certain species are being allowed to naturalise due to site conditions or certain wildlife being encouraged.

Site description and general spatial aspirations

- 1.6. There are several key landscape areas within the site that this document provides information on (refer to Landscape Masterplan DE352-01-001 in Appendix 01 for further details). A brief description of each space is as follows:
 - **Main Park:** Large formal park with play provision and activity focused within the centre of the site. As the park heads out to the east it becomes more naturalistic in line with the rural connection to Wandleys Lane. The park contains areas of native grassland and native trees and shrubs, with more formal mown grass areas and an orchard.

- **Allotments:** The allotments will be managed by the Parish Council and although each plot will be managed by tenants, the paths and edges will need to be managed by the site wide maintenance team.
 - **Paddocks:** The paddocks will be an open area of grazed grassland so will not require machine cut or mown grass. The edges will require cutting back to keep them free from overhanging vegetation (albeit to retain a dense boundary between Paddocks and adjacent properties).
 - **Wetland Corner** – The wetland corner will contain an attenuation basin to take surface water. The area will have a wild and naturalistic appearance.
- 1.7. The maintenance schedules are divided into different landscape types i.e woodland, hedgerow etc as these typologies will span a range of the above character areas albeit in differing proportions. These are illustrated on the Landscape Masterplan DE-351_01_001

2. General Management Advice

- 2.1. Prescribed management works are intended to increase the botanical diversity and habitat structure on site for the benefit of local wildlife whilst providing important amenity recreation space for members of the public. The interface between these two conflicting uses is controlled through both physical means and the prescribed management regimes.
- 2.2. Should any protected animal species exist in and around the site the maintenance/ management company will need to gain permission to carry out physical works in areas that contain protected species (a Licence is required for each species). In order to obtain a licence to work the landowner must demonstrate that the works will be carried out in accordance with strict methodologies stipulated by a qualified ecologist.
- 2.3. Arboricultural works will be carried out by suitably experienced and qualified contactors.
- 2.4. Further arboricultural assessments will be carried out by arboricultural consultants, who are a member of the Arboricultural Association or Institute of Chartered Foresters.
- 2.5. All tree surgery works shall be undertaken in accordance with the requirements of BS 39998:2010 'Tree Work. Recommendations' and BS5837 'Trees in relation to construction'
- 2.6. All pruning / removal works to existing vegetation should be undertaken outside of the bird nesting season to ensure breeding birds are not disturbed. For clarification, the bird-nesting season is taken to be from Feb/Mar to Aug/Sept inclusive.
- 2.7. Where tree surgery is planned as part of this management plan or in the situation where an approved tree surgeon has recommended remedial work for health and safety reasons, the potential for bats to be present must be assessed before work is carried out. It is recommended that this assessment is to be conducted by a suitably experienced and licenced bat worker to avoid unlawful harm to these protected species.

3. Landscape Works

- 3.1. The site can be divided into separate landscape typologies that each requires a specific management regime in order to achieve their full potential to amenity and wildlife.
- 3.2. This report identifies appropriate measures to ensure the establishment of diverse naturalistic habitats designed to benefit a range of local wildlife and include attractive areas for recreation and amenity use. Target conditions for specific habitats are outlined below:

Aims and Objectives and Target Conditions

All Native Hedgerows

- 3.3. The target for all hedgerows is to mature into a point where they meet the criteria for consideration as habitat of Principal Importance under S41 of the Natural Environment and Rural Communities (NERC) Act (2006). These criteria are outlined within the former UK BAP1 and include:
- The hedgerow must comprise at least 80% woody UK native shrub/tree species. Climbers such as honeysuckle and bramble are excluded from this figure.
 - The hedgerow must be >20m long, and less than 5m wide
 - Any gaps in the hedgerow must be <20m. Where gaps are >20m, individual sections are considered separate hedgerows as long as they meet all other criteria above.

Existing Hedgerows

- 3.4. Native hedgerows provide an important habitat for a wide range of species and have been retained where possible. The hedgerows will be infilled where required with appropriate native hedgerow species (i.e Crataegus monogyna, Corylus avellana, Acer campestre), and form a solid vegetation block, free from non native species and litter and be trimmed on a regime that promotes biodiversity. The hedgerows should aim to be non uniform in depth and height (no greater than 3m highx2m wide) yet be interspersed with the occasional mature tree that provides variety and contributes to the overall appearance of a native hedgerow. The hedgerows will be allowed to grow varying heights and side growths across the site to ensure plenty of berries and fruit.

¹ <http://jncc.defra.gov.uk/page-5706>

Existing Trees

- 3.5. Trees have been retained on site for their amenity value and to conserve their ecological role to the wildlife on the site. The objectives are to retain these trees as far as possible unless they pose a health and safety issue as identified in the arboricultural assessment.
- 3.6. Recommendations for the short and long term upkeep for these trees should be sought from the arboricultural assessment and works to existing mature trees will require approval from the local authority in advance of any works.

Specimen Trees

- 3.7. Specimen trees will be positioned within the open space as feature trees (with the potential to become veteran trees), as focal groups, as an avenue or at the entrance of the development to provide distinct character areas. Maintenance of these trees will involve reviewing their surroundings in the future and clearing any other vegetation or trees that may restrict the function of these trees.
- 3.8. In the first few years of establishment these trees will require special attention and review whilst they take root. Trees will be subject to wind damage and draught if not properly secured or watered.
- 3.9. Specimen trees are to be kept with a clear stem of 2-3m, cleared of epicormic growth and mulched around the base to keep clear of weeds and trimmed into a formal habit (unlike native trees that can take a more naturalistic appearance).

Native Trees

- 3.10. Newly planted native trees around the site have been specified in order to create landscape amenity, structure and contribute to local wildlife. In most locations within the landscape of the site, native trees have been chosen to enhance the biodiversity and retain some local landscape character. It is important that these trees are provided for through the first 2-3 growing seasons whilst their roots establish and they can fend for themselves particularly larger specimen trees above 3-4m. Native trees planted around the site should be encouraged to grow wild, and not take the form of street trees which are trimmed to retain a clear stem and uniform habit.

Native Shrubs

- 3.11. Along with the native tree planting, the native shrubs have been planted to create a wild and naturalistic environment. These plants should be allowed to

grow into large and wild objects in the landscape that provide structure and wildlife havens for birds and foraging mammals. Some species will benefit from coppicing cycles (Hazel) or pollarding (Willows) in order to maintain a shrub like size and encourage young shoots and healthy new growth.

Meadow and Wildflower Areas

- 3.1. Much of the public open space around the site will have large swathes of meadow. The intension of these meadows is not to be a trimmed and regularly cut playing field, but rather a pleasant meadow full of wildlife and flowers. It is important that the prescriptions are carried out at the correct times of year to achieve a diverse meadowland that allows a vast quantity of species to thrive. Areas that are found to be well trodden should be mown more regularly to allow for informal routes around the site.

Wetland Meadow

- 3.2. The SUDS that features within the south western corner of the site is to be sown with seed mixes that thrive in soils that are wet or exposed to seasonal flooding. It is important to maintain a variety of these species which will occasionally require the removal of any dominant weed species over the first few planting seasons. The aim of this wetland habitat area is to identify areas that certain species may naturalize and promote that species in that location (i.e. clumps of iris might emerge in particularity boggy areas), in which case they should be avoided when it comes to/strimming or mowing. This kind of management discretion should be used to create a wild, naturalistic landscape that is rich in species variety, structure and colour (rather than a monotonous and totally manicured environment).

Amenity Grass Areas

- 3.3. Amenity grass areas should aim to provide locations that people can use for passive recreation (i.e. picnics, socialising etc.) whilst enjoying the surrounding naturalistic environment provided by other landscape types. These are more intensely managed than the other areas, with grass cut short on a regular basis. These areas should be kept level, flat and free from perennial weeds in order to maximise their recreational potential and site requirements.

Play Areas

- 3.4. Play equipment will be regularly monitored by the maintenance team to make sure it is safe to use and replace any items where necessary and free from graffiti.
- 3.5. The play surface is a loose material that provides children with adequate fall protection. As this is a non-bound product it is important to retain an even surface around the play area, especially around play equipment. It is also important to remove debris from this surfacing including unwanted plant growth, leaf litter, sweet wrappings and any animal mess as required. The play surfacing has been selected to comply with relevant British Standards to play areas and should be replaced when needed with the same material.

Footpaths

- 3.6. Within areas of public realm there are several footpaths surfaced in hoggins. These paths should be kept free from potholing with adequate repair, edges should be maintained where failings occur (i.e. due to vehicle damage). Any areas that are uneven and cause puddles to occur should be taken up and reinstalled to a flat and even surface with the same material.

Fences

- 3.7. Fences should be kept in a suitable condition for their specific use, damaged fence materials should be replaced where necessary with the same material. Fences should be kept free from weed growth at their base and any damage replaced appropriately.

Lighting

- 3.8. All lighting across the site should be maintained in a suitable working condition (and fixed by a suitable contractor should the event occur). Lighting in public highway will be the responsibility of the local highway authority.

4. MONITORING AND REVIEW

- 4.1. Relevant, appropriately timed monitoring is important to i) ensure that habitats created within the site reach and maintain their maximum value to nature conservation, and ii) identify opportunities for further development of

management tasks. The landscape areas described within this document will be subject to biennial monitoring by a representative from the parish council to make sure that they are suitably managed in line with this report.

4.2. Monitoring will specifically consider:

- Whether tree and hedgerow planting is establishing satisfactorily, and is free from disease and damage, including ground compaction;
- Whether hedgerows are maturing to form dense linear features suitable to serve as wildlife corridors;
- Whether the intensity of management of native grassland areas is appropriate for maintaining a diverse sward structure and species diversity;
- Whether undesirable plant species are being controlled.

4.3. The results of monitoring will be reported following each review and will be used to inform any remedial works (see below), or possible revisions to this document in order to improve and enhance the ecology and biodiversity of the site. Any permanent alterations to the management details will be agreed in consultation with the LPA prior to implementation. The prescriptions provided here should therefore not be set in stone and can be subject to further iteration if required to adapt and improve this plan.

4.4. An outline programme of landscape maintenance works is detailed in section 05 and should initially run for two years under a private maintenance company and then the parish council thereafter. Following this period subsequent reviews will be completed by the Parish Council/ LPA or appointed consultees.

REMEDIAL MEASURES

4.5. Biennial reviews will assess the prevailing conditions on site and identify where appropriate any necessary replacement planting or other remedial works required in order to achieve the objective stated above.

4.6. The following will be undertaken, together with any appropriate remedial measures identified at the time of the review, and dependent on the nature of the issue identified:

Trees and hedgerows:

- Replace any broken, missing or damaged stakes, ties or guards as necessary.
- During the initial 2-year establishment period any failed tree or hedgerow standards will be replaced with the same or equivalent species of a size to match the original specification during the next suitable planting season.

Native grassland and wildflower areas:

- Remove any encroaching scrub using hand tools on an annual basis, ideally during January/February, avoiding the bird nesting season.

SUDs and ponds:

- Remove any encroaching scrub using hand tools on an annual basis, ideally during January/February, avoiding the bird nesting season.

General:

- Remove any non-native invasive plant species in accordance with the Environmental Permitting (England and Wales) regulations 2018
- Litter should be collected and removed from site regularly, including before each grass cut.
- Signage should be inspected during every maintenance visit, and repaired / replaced as necessary.

5.MAINTENANCE SCHEDULE

Existing (mature) Landscape Features

Existing hedgerows	Frequency	Location	Notes
Manage all existing and established hedgerows on a 2 year rotation each winter (Dec-Feb) by cutting each side (unless ownership and access restricts) with a tractor mounted flail (or other appropriate hedge cutting device should access be restricted) in alternate years. Cut Hedge into an 'A' shape- maximum 3m high and 2m wide. Allow trees to establish every 10m or so if they begin to establish as standards in the hedgerow.	2 year rotation each winter (Dec-Feb).	Boundaries and through centre of site where hedgerows have been retained as landscape feature.	
Existing trees	Frequency	Location	Notes
Refer to the Arboricultural Statement for specific recommendations on existing trees. Work to be carried out by Arboricultural Consultant who is a member of the Arboricultural Association or Institute of Chartered Foresters.	As required	Site wide	

Proposed Planting

Landscape planting (generic)	Frequency	Location	Notes
All failed plants to be replaced with ones of identical size and species during defect /establishment period.	As required	Site wide	
Pest and disease monitoring to be carried out alongside standard maintenance works.	As required	Site wide	
All accumulated rubbish to be removed from planting areas.	1 per month	Site wide	
Monitoring of the meadow should occur on an annual basis to ensure the wild meadow areas will continually; establish and thrive; be free from perennial weeds; monitor natural germination and that grasses are not out-competing wildflower; prevent bare soil patches.	On going annual monitoring and remedial measures triggered by monitoring.	Meadow areas	In compliance with the objectives and aims of the landscape maintenance and the landscape masterplan.

Specimen Trees with Rootballs (Above Standards 12cm Girth)	Frequency	Location	Notes
Watering to maintain healthy growth as required.	15-20x whilst tree is in leaf from spring-Autumn. It is anticipated that beyond Yr.3 watering will only be required in drought conditions.	Site wide	Monitoring trees is essential during establishment period. Signs of underwatering are described in <i>BS 8545:2014</i> .
Formative pruning to follow the recommendations provided in Section 7 of <i>BS 3998:2010 Tree Works – Recommendations</i> and Section 11 of <i>BS 8545:2014 Trees: from nursery to independence in the landscape – Recommendations</i> .	Once a year	Site wide	
Regular checks of any tree support systems, stakes and ties and adjustment as required.	3x per year during establishment phase with additional check after any major weather event to ensure trees remain upright, firm and well secured.	Site wide	Report vandalism immediately. It is common for young trees to be snapped over their supports- these will require full replacement.
Removal of damaged, dead or diseased branches as required, including removal of sucker/epicormic growth where necessary. Street trees to be managed with minimum 2m clear stems.	Once a year during winter (unless damage occurred during summer requires immediate rectification (i.e. as a result of vandalism))	Site wide	
Tree pits in streetscape to be kept weed free by hand. Spot treatment with selective herbicide should be a last resort. Particular attention should be paid to the five 'injurious weeds' listed under the Weeds Act 1959.	Allowance for three visits per year during establishment phase. Gravel/ Bark mulch in tree pits to be topped up annually (in early Spring)	Site wide	
Native shrubs (including matrix planting)	Frequency	Location	Notes
Area under and around native shrubs to be maintained free of any pernicious weeds that may affect their establishment. Spot treatment with selective herbicide should be a last resort. The five 'injurious weeds' listed under the Weeds Act 1959 should be removed at all times.	4 visits per year for the first 2 years after planting, thereafter annually	Site wide	Once established the aim of weeding is low maintenance, removing only dense cover of plants that are effecting shrub growth.

Watering to maintain healthy growth as required.	Allowance should be made for weekly visits during the first year. Water dry ground around plants in weeks with no rainfall to prevent young plants dying out.	Site wide	Native shrubs should be planted early in the planting season and therefore establish in the spring with ease.
Amenity grass	Frequency	Location	Notes
Mow regularly during main mowing season (at least 12 times between March and November) when established as a lawn to 30-40mm, removing all arisings. Remove perennial weeds by hand if required. Selective herbicides should be used as a last resort.	12 times between March and November	Mown grass paths and Amenity Lawns.	Take care not to mow emerging bulbs or areas designated as Wildflower meadow. Relax mowing from July where possible to encourage a 'Daisy Lawn' until sward becomes untidy (4-8 weeks).
Maintain a grass free area of c.500mm radius around the trunk of all parkland trees and mulch to limit growth of grass/weeds. Replenish mulch as required.	4 times a year	Around all trees	
Repair turf works to be carried out in autumn or early spring- Areas of Amenity lawn that are bare in the spring should be raked over to create a loose top surface layer of soil and seeded at 20-25grams of amenity grass seed per metre, and watered immediately. Large areas should be fenced off to avoid footfall damage.	March – April. Grass seeding should be carried out in rainy periods to help seeds germinate.	Amenity Grass Areas, lawns, around play grounds and mown grass paths.	Where standard turf maintenance such as scarification and thatch removal is required this will be carried out in winter. The application of fertiliser should be avoided where possible.
Wildflower meadow	Frequency	Location	Notes
Wherever footpaths run through areas of meadow a 500mm border of cut grass will be maintained to demark meadows, create a sense of care/management and provide over run space from pathways.	Regularly cut these borders to min. 50mm height from March until summer meadow cut (see below). Remove all arisings.	Wildflower meadow and grassland areas adjacent to mown grass path.	
Within the first year growth and establishment of wild grasses may be slow initially. Mow regularly throughout the first year of establishment until the sown grasses are well established and to control weed growth. Mowing can start as soon as there is enough growth of either weeds or sown species to take a cut.	First year after planting	Meadow Areas	Cut areas of grassland with bulbs once the spring foliage has begun to die back. Maintain thereafter in accordance with the cutting regime for amenity grassland and wildflower

			meadows (see below).
Meadow mowing When established do not cut from spring through to July/August to allow plants to flower and set seed.	The exact time of cut will be determined by growing conditions and could vary each year. Cut during period of dry weather in August to min. 50mm height. (Summer cut) Following the Summer Cut, mow re-growth once per month through to late autumn/winter to c.50mm and again in early spring.	Meadow Areas	Where possible, leave the 'hay' to dry and shed seed for at least 24hrs. Remove all arisings.
Remove perennial weeds by hand if required. Spot treatment with selective herbicide should be used as a last resort. Particular attention should be paid to the five 'injurious weeds' listed under the Weeds Act 1959.	As required. Attention 'injurious' weeds should be paid particularly in the spring when it is easier to remove them from the landscape.	Meadow Areas	
Maintain a grass free area of c.500mm radius around the trunk of all parkland trees and mulch to limit growth of grass/weeds. Replenish mulch as required.	Remulch annually	Meadow Areas around trees	
Avoid using strimming devices or mowing devices near to trees to avoid stem damage. Yet maintain an area of no vegetation 1m around the trees and remulch annually until tree is established.	Each mow	All tree and specimen shrub planting	
Wetland planting	Frequency	Location	Notes
Swales and detention basins to be inspected annually to check if they require desilting.	Any de-silting to be carried out on a rotational basis, avoiding the breeding season for amphibians (Feb-June) and birds (Mar-Aug).	Swales and Attenuation Basin	
Once established, marginal and emergent vegetation in open water of detention basins is to be left in its natural state <i>inter alia</i>. Dead stems of larger plants such as angelic, water figwort, yellow iris and purple loosestrife to always to be left overwinter, but annual removal of dead stems in spring can be carried if build-up of organic matter is affecting overall SuDS function.		Swales and Attenuation Basin	

Where safe access permits, upper grass banks (EM8 – Meadow Mixture for Wetlands) of detention basins and swales to be cut once per year to minimum height 50mm. When established do not cut from spring through to July/August to allow plants to flower and set seed.	The exact time of cut will be determined by growing conditions and could vary each year. Where possible, leave the 'hay' to dry and shed seed for at least 24hrs. NB: where flowering times of adjacent wildflower meadows are similar cutting could be combined.	Swales and Attenuation Basin	
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Hard Landscape and Furniture

Play area	Frequency	Location	Notes
Monitoring and maintenance visits will identify required actions, including litter collection, removal of graffiti, checking equipment for being clean and structurally sound, with no missing or broken parts, loose or missing fittings. Paintwork / finish to be fully protected, bearing pivots and moving parts are not worn, are correctly adjusted and lubricated and function smoothly and noiselessly. Consumable items; chain links, ropes, tyres and rubberised items such as swing seats are not worn. There are no sharp edges or protruding foreign bodies (nails, glass, sticks) able to cut skin or clothing.	Visually monitored weekly with comprehensive “nuts & bolts” checks monthly	Play area	
Areas of play bark to be replenished as necessary and evenly spread around areas that have been reduced in depth to less than 300mm	Weekly, particularly after weekends in summer	Play areas	Particular attention paid around areas beneath falls, swings etc where disturbance is likely.
Hoggin Paths	Frequency	Location	Notes
Monitoring will identify any structural weakness, damage to surfacing and edges and identify any remedial works required, which are to be carried out as soon as practical following the monitoring visit. Paths are to be checked for weed growth on each visit, with any weeds removed immediately	To be monitored 2 times per year for the first 2 years, and annually thereafter	Site wide	
Lighting			
Monitoring and maintenance visits will identify required actions, including checking the structure, and ensuring the lighting is in good working condition (by a suitably qualified professional).	Weekly monitor If lights do not work then they will need fixing/ replacing immediately.	Site wide	

6. Maintenance Programme

Description of Works	Appropriate Timing of Works											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Retained Hedgerows												
Appropriately protect from damage during construction works	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Annual cut with an 'A' shaped profile.	✓	✓							✓	✓	✓	✓
Weed control/removal of weeds at hedgerow base. Spot spray with a herbicide, or remove by hand undesirable and persistent weed growth.			✓	✓	✓	✓	✓	✓	✓	✓		
New Hedgerows												
Plant native hedgerow species and water well.	✓	✓	✓							✓	✓	✓
Replace failed specimens on a like-for-like basis.	✓	✓	✓							✓	✓	✓
Formative pruning of new hedgerows until established to keep tidy. Prune any diseased or rotten wood back to sound wood. Remove all cut material from site.	✓	✓							✓	✓	✓	✓
Retained / established mixed species hedgerows cut on a 2-4 year rotation to create an 'A' shaped profile.	✓	✓								✓	✓	✓
Examine all tree stakes and ties, replace or adjust as appropriate.	✓	✓							✓	✓	✓	✓
At least three years after planting bases of new hedgerows to be kept free of weeds through spot spraying or strimming				✓		✓						
During establishment water during prolonged dry periods.				✓	✓	✓	✓	✓	✓			
Remove shelters/stakes/ties once established.	After approximately 3 years, as necessary											

Description of Works	Appropriate Timing of Works											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Retained Trees												
Appropriately protect from damage during construction works	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Biennial inspection by a qualified tree surgeon to assess condition and inform management. Inspection also after each major storm event.	✓	✓							✓	✓	✓	✓
New Tree Planting												
Plant and water well.	✓	✓	✓							✓	✓	✓
Replace failed specimens on a like-for-like basis.	✓	✓	✓							✓	✓	✓
Biennial inspection by a qualified tree surgeon to assess condition and inform management. Inspection also after each major storm event.	✓	✓							✓	✓	✓	✓
Examine all tree stakes and ties, replace or adjust as appropriate.	✓	✓							✓	✓	✓	✓
Prune any diseased or rotten wood back to sound wood. Remove all cut material from site.	✓	✓							✓	✓	✓	✓
During establishment remove weeds through spot spraying or strimming.				✓		✓						
During establishment fertilise using an approved liquid feed (N10:P15:K10) at a rate of 60g/ m ²				✓								
During establishment water during prolonged dry periods.				✓	✓	✓	✓	✓	✓			
Remove shelters/stakes/ties from established plants	After approximately 3 years, as necessary											

Description of Works	Appropriate Timing of Works											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Native Grassland/ Meadow/Wildflower (excluding attenuation basins)												
Sow areas with agreed native grassland mix during autumn, winter or spring. Protect newly seeded areas.	✓	✓	✓	✓	✓				✓	✓	✓	✓
Reseed, as required	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mow in first year when sward reaches c.100mm during dry conditions. Remove arisings. Do not mow grassland adjacent to hedgerow/ tree bases.			✓						✓	✓	✓	
From year 2 onwards mow in early March and/or late September. Arisings left for 48 hours prior to removal.			✓	✓	✓	✓	✓	✓	✓			
Margins adjacent to paths may be mown 3-4 times year to a width of 0.5m and minimum height of 25mm.			✓	✓	✓	✓	✓	✓	✓	✓		
Remove undesirable and persistent weed growth through spot spraying, strimming or hand pull.			✓	✓	✓	✓	✓	✓	✓	✓		
Collect and remove all litter, stones or other debris prior to grass cutting operations.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Grassland within /surrounding attenuation basins												
Sow areas with agreed native wetland mix during autumn, winter or spring. Protect newly seeded areas.	✓	✓	✓	✓	✓				✓	✓	✓	✓
Reseed, as required	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Description of Works	Appropriate Timing of Works											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mow in first year when sward reaches c.100mm during dry conditions. Remove arisings. Do not mow grassland adjacent to tree bases.			✓	✓	✓	✓	✓	✓	✓	✓	✓	
Mow on rotational basis from year 2 onwards late September to a minimum height of 100mm. Arisings left for 48 hours prior to removal.			✓						✓			
Reseed, as required.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Remove undesirable and persistent weed growth through spot spraying, strimming or hand pull.			✓						✓			
Collect and remove all litter, stones or other debris prior to grass cutting operations or as required.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Amenity Grassland												
Cut grass and remove arisings from site			✓	✓	✓	✓	✓	✓	✓	✓	✓	
Control/remove weeds.			✓	✓	✓	✓	✓	✓	✓	✓	✓	
Repair worn areas.			✓	✓	✓	✓	✓	✓	✓			
Collect and remove all litter, stones or other debris prior to grass cutting operations.			✓	✓	✓	✓	✓	✓	✓	✓	✓	

7. Maintenance Quantities

Landscape Item	Quantity
Specimen Trees:	99no
Native Trees:	78no
Native Shrubs:	52no
Orchard Trees:	26no
Area of amenity grass (not including paddocks as these will be grazed):	33446m2
Area of grass crete:	1219m2
Area of meadow grass:	15226m2
Area of wetland grass:	366m2
Length of hedgerow:	137.5
Length of existing boundary vegetation:	1297m
Length of existing vegetation within site:	272m
Length of footpaths:	1455.6m
Play Bark:	379m2
Number of pieces of equipment:	14
Area of ornamental planting:	1533m2
Area of bulb planting:	2048m2
Area of allotments (to be managed by independent allotment organisation):	4783m2

APPENDIX 1



LEGEND

- Application boundary
- Retained tree and root protection area
- Trees to be removed (taken from FPCR Tree Retention drawings 6233 T-05-15)
- Retained vegetation
- Vegetation to be removed
- Sustainable outdoor gym equipment such as the following TSO pieces (or similar approved): 100% recycled steel, Bench, Leg Press Bench, Overhead Ladders and Double Push Up Bar
- Bench 04: Workspace standard hardwood timber picnic set or similar approved, Square FSC Certified Timber
- Bench 02: Workspace 80% profile hardwood timber or similar approved, 0.3m height FSC Certified Timber
- Drop waste steel bin Environmental Street Furniture Crystal litter bin, fully enclosed all-steel, Or similar approved product
- Square feature Workspace flat profile hardwood timber or similar approved, 0.5m height FSC Certified Timber
- Paddock Fence and gate: Timber Post and rail fence, Nailed square post and rail fencing
- Chain link fencing and gate to allotment area, 2m high
- Vehicular gate with paddock factoring
- Box top steel fencing and gates to play area, 1.2m high
- MUGA Fencing and gates, 3m high
- For Close board fence, timber fence rail and panel fence please refer to AAP Architectural Drawings Layout drawings: P154815, P154817 and P154819
- Proposed Native Hedge (or other for gaps identified in existing boundary) will consist of a double staggered row of native hedge transplants:
 - 70% Crataegus monogyna
 - 20% Crataegus oxyacantha
 - 10% Prunus spinosa
 - 5% Ilex aquifolium
 - 5% Ilex coccinea
- Footpath / Cycleway: Self-binding gravel, Golden bull colour, i.e. Hedges or similar
- Type 02: dual use MUGA to provide facility for Basketball and tennis. Mosaic sports surface and low noise impact noise barrier. To be supplied and installed by specialist MUGA contractor
- Play bank to play area to BS 4750 and BS EN 1077: 1998
- Grass crate
- Localised regrading / land-modelling to provide play opportunity and structure
- Amenity grass seedling to public open space and verges: suitable hardwearing amenity mixture, such as Emergent E522 - Wheat tolerant turfgrass mixture or similar approved. Planted at 40g/m²
- Meadow grass seedling to public open space: Meadow mixture, such as Emergent E522 - Wheat tolerant turfgrass mixture or similar approved. Planted at 40g/m²
- Wildflower Meadow Seed Mix: Emergent E522 'Grass Mixture for Wet Soil' or similar. Sown at 40g/m²
- Area left unseeded for allotment use: Area stripped of existing meadow and replaced with nutrient deficient cultivated soil (topsoil to BS3883:2015). Allotments to be managed by association tenants thereafter
- Ornamental shrubs and herbaceous perennials planted at 3-4 plants per m²
- Built mix, planted at 6-10 bulbs per m². Narcissus pseudonarcissus or similar approved
- Specimen Trees (See detailed landscape drawings for further specification)
- Orchard Trees: A mixture of 6 species of apple, 2 plum species and 4 cherry species. Sourced from a local nursery

Notes:
1 For tree species, please refer to detailed landscape drawings: DE-352-01-002 and DE-352-01-003
2 For building plots, hardwearing and plot boundaries, please refer to AAP Architectural drawing information

SCALE 1:1000



Rev	Description	Date
F	Plans amended to reflect plan landscape changes	23.05.19
E	Plans amended to reflect boundary treatment changes	17.05.19
D	Plans amended to reflect site layout changes	14.05.19
C	Plans amended to reflect comments	03.05.19
B	Plans amended to reflect site layout changes	29.04.19
A	Plans amended to reflect site layout changes	12.04.19

Rev	Description	Date
F	Rev	
DE-352-01-001	Orig No	
Dardara Ltd	Client	
Fontwell	Project	
Landscape Masterplan	Title	
1:1000 @ A0	Scale	



LEGEND

- Application boundary
- Retained tree and root protection area
- Trees to be removed (taken from FPCR Tree Retention drawings 6233-T-05-10)
- Retained vegetation
- Vegetation to be removed
- Suitable outdoor gym equipment such as the following TGO pieces (or similar approved): TGO Cross trainer, Recumbent Bike, Bench, Leg Press Bench, Overhead Ladders and Double Push Up Bar
- Bench 04: Woodscape standard hardwood timber picnic set or similar approved; Square; FSC Certified Timber.
- Bench 02: Woodscape flat profile hardwood timber or similar approved; 0.9m height; FSC Certified Timber.
- Dog waste steel bin, Environmental Street Furniture: Crystal litter bin, fully-enclosed all-steel, Or similar approved product.
- Square bollard; Woodscape flat profile hardwood timber or similar approved; 0.9m height; FSC Certified Timber.
- Paddock Fence and gate. Timber Post and rail fence. Nailed square post and rail fencing.
- Chain link fencing and gate to allotment area; 2m high
- Vehicular gate with padlock fastening
- Bow top steel fencing and gates to play area. 1.2m high
- MUGA Fencing and gates. 3m high
- For Close board fence, timber knee rail and panel fence please refer to AAP Architect Enclosure Layout drawings: P1540.17, P1549.27 and P1549.37
- Proposed Native Hedge (or infill for gaps identified in existing boundary)
Infill to consist of a double staggered row of native hedge transplants:
70% Crataegus monogyna
10% Corylus avellana
10% Prunus spinosa
5% Ilex aquifolium
5% Acer campestre
- Footpath / Cycleway. Self binding gravel. Golden buff colour, i.e. Hoggins or similar
- Type 02' dual use MUGA to provide facility for Basketball and tennis. Macadam sports surface and low noise impact weld mesh fencing. To be supplied and installed by specialist MUGA contractor.
- Play bark to play area to BS 4790 and BS EN 1177 : 1998
- Grass crete
- Localised regrading / land modelling to provide play opportunity and structure
- Amenity grass seeding to public open space and verges; suitable hardwearing amenity mixture, such as Emorsgate EG22 - Wear tolerant turfgrass mixture or similar approved. Planted at 25g/m²
- Meadow grass seeding to public open space. Meadow mixture, such as Emorsgate EM1 'General purpose meadow mixture' or similar approved; Planted at 4g/m²
- Wetland Meadow Seed Mix. Emorsgate EM 8 'Grass Mixture for Wet Soils' or similar. Sown at 4g/m²
- Area left unseeded for allotment use. Area stripped of existing madow and replaced with minimum 400mm cultivated site won topsoil to BS3882:2015. Allotments to be managed by association tenants thereafter
- Ornamental shrubs and herbaceous perennials planted at 3-4 plants per m²
- Bulb mix; planted at 6-10 bulbs per m²; Narcissus pseudonarcissus or similar approved

- Specimen Trees (See detailed landscape drawings for further specification)
- Orchard Trees: A mixture of 6 species of apple, 2 plum species and 4 cherry species. Sourced from a local nursery

Specimen Street Tree Planting

Symbol	Tree Species	Height	Girth (cm)	Clear Stem (CS)	Notes
	Tilia cordata 'Greenspire'	4-5m	18-20	CS min 2-2.5m	Semi-mature; Matching crown shape/ height
	Quercus palustris	5-6m	20-25	CS min 2-2.5m	Semi-mature; Matching crown shape/ height
	Carpinus betulus 'Fastigiata'	3-4m	14-16	-	-
	Prunus 'Accolade'	3-4m	14-16	-	-
	Malus sylvestris sp	3-4m	14-16	-	-

Specimen Orchard Tree Planting

Symbol	Tree Species	Height	Girth (cm)	Clear Stem (CS)	Notes
	Malus domestica sp	3-4m	N/A	-	To include 6 different varieties. Double timber stake and rubber tie. 1m radius bark mulch.
	Prunus domestica	3-4m	N/A	-	To include 2 x Plum and 4 x fruiting cherry. Double timber stake and rubber tie. 1m radius bark mulch.

Native tree planting

Symbol	Tree Species	Height	Girth (cm)	Form/ Habit	Root type
	Acer campestre	3-4m	12-14	Feathered	Rootball
	Betula pendula	3-4m	12-14	Feathered	Rootball
	Betula pubescens	3-4m	12-14	Feathered	Rootball
	Alnus glutinosa	3-4m	12-14	Feathered	Rootball
	Salix alba 'Chermesina'	3-4m	12-14	Feathered	Rootball
	Salix alba Tristis	3-4m	12-14	Feathered	Rootball
	Salix nigra Betulifolia	3-4m	12-14	Feathered	Rootball
	Quercus robur	3-4m	14-16	Feathered	Rootball

Notes:
1. All Specimen street trees to be fixed in position with underground root guying system and be supplied with irrigation system for manual watering. Root barriers to be installed adjacent to kerb lines or underground service runs. Tree pits to contain 500mm deep topsoil above 150mm sharp sand and 150mm loose gravel drainage layer. To be connected to surrounding surface water drainage network to avoid water logging.
2. All native trees to be supplied and secured with a double stake and rubber tie, and mulched with ornamental bark mulch with a 1m radius around base of tree. Tree pit 1x1x700mm deep backfilled with suitable topsoil.
3. Refer to architects drawings and base plans for all boundary treatment and plot by plot landscaping information.

Native shrub planting

These native shrubs and small trees are to be supplied as large bushes that can be scattered around the open spaces to create a diverse and naturalistic landscape. These native bushes will provide shelter for small animals, food for birds and flowers for insects.

Symbol	Tree Species	Height	Girth (cm)	Form/ Habit	Root type
	Corylus avellana	1-2m	-	Coppiced/ bushy	BR/RB
	Betula pendula	1-2m	-	Multi stem	BR/RB
	Alnus glutinosa	1-2m	-	Coppiced/ pollarded	BR/RB
	Salix caprea	1-2m	-	Coppiced/ pollarded	BR/RB
	Salix alba	1-2m	-	Coppiced/ pollarded	BR/RB
	Salix viminalis	1-2m	-	Coppiced/ pollarded	BR/RB
	Salix nigra Betulifolia	1-2m	-	Coppiced/ pollarded	BR/RB
	Salix alba Britzensis	1-2m	-	Coppiced/ pollarded	BR/RB
	Crataegus monogyna	1-2m	-	Bushy	BR/RB
	Viburnum opulus	1-2m	-	Bushy	BR/RB



Rev	Description	Date	Rev	Draw No
E	Plans amended to reflect boundary treatment changes	17.05.19		
D	Plans amended to reflect site layout changes	14.05.19		
C	Plans amended to reflect site layout changes	02.05.19		
B	Plans amended to reflect site layout changes	28.04.19		
A	Plans amended to reflect site layout changes	12.04.19		
Rev	Description	Date	Rev	Draw No
				DE-352-01-002
	Dardara Ltd	Client		
	Fontwell	Project		
	Northern Masterplan	Title		
	1:500 @ A0	Scale		



LEGEND

- Application boundary
- Retained tree and root protection area
- Trees to be removed (taken from FPCR Tree Retention drawings 6233-T-05-19)
- Retained vegetation
- Vegetation to be removed
- Suitable outdoor gym equipment such as the following TGO pieces (or similar approved): TGO Cross trainer, Recumbent Bike, Bench, Leg Press Bench, Overhead Ladders and Double Push Up Bar
- Bench 04: Woodscape standard hardwood timber picnic set or similar approved; Square; FSC Certified Timber.
- Bench 02: Woodscape flat profile hardwood timber or similar approved; 0.9m height; FSC Certified Timber.
- Dog waste steel bin, Environmental Street Furniture: Crystal litter bin, fully-enclosed all-steel, Or similar approved product.
- Square bollard; Woodscape flat profile hardwood timber or similar approved; 0.9m height; FSC Certified Timber.
- Paddock Fence and gate. Timber Post and rail fence. Nailed square post and rail fencing.
- Chain link fencing and gate to allotment area; 2m high
- Vehicular gate with padlock fastening
- Bow top steel fencing and gates to play area. 1.2m high
- MUGA Fencing and gates. 3m high
- For Close board fence, timber knee rail and panel fence please refer to AAP Architect Enclosure Layout drawings: P1540.17, P1549.27 and P1549.37
- Proposed Native Hedge (or infill for gaps identified in existing boundary)
Infill to consist of a double staggered row of native hedge transplants:
70% Crataegus monogyna
10% Corylus avellana
10% Prunus spinosa
5% Ilex aquifolium
5% Acer campestre
- Footpath / Cycleway. Self binding gravel. Golden buff colour, i.e. Hoggin or similar
- Type 02' dual use MUGA to provide facility for Basketball and tennis. Macadam sports surface and low noise impact weld mesh fencing. To be supplied and installed by specialist MUGA contractor.
- Play bark to play area to BS 4790 and BS EN 1177 : 1998
- Grass crete
- Localised regrading / land modelling to provide play opportunity and structure
- Amenity grass seeding to public open space and verges; suitable hardwearing amenity mixture, such as Emorsgate EG22 - Wear tolerant turfgrass mixture or similar approved. Planted at 25g/m2
- Meadow grass seeding to public open space. Meadow mixture, such as Emorsgate EM1 'General purpose meadow mixture' or similar approved; Planted at 4g/m2
- Wetland Meadow Seed Mix. Emorsgate EM 8 'Grass Mixture for Wet Soils' or similar. Sown at 4g/m2
- Area left unseeded for allotment use. Area stripped of existing meadow and replaced with minimum 400mm cultivated site won topsoil to BS3882:2015. Allotments to be managed by association tenants thereafter
- Ornamental shrubs and herbaceous perennials planted at 3-4 plants per m2
- Bulb mix; planted at 6-10 bulbs per m2; Narcissus pseudonarcissus or similar approved

Specimen Trees (See detailed landscape drawings for further specification)

Orchard Trees: A mixture of 6 species of apple, 2 plum species and 4 cherry species. Sourced from a local nursery

Specimen Street Tree Planting

Symbol	Tree Species	Height	Girth (cm)	Clear Stem (CS)	Notes
	Tilia cordata 'Greenspire'	4-5m	18-20	CS min 2-2.5m	Semi-mature; Matching crown shape/ height
	Quercus palustris	5-6m	20-25	CS min 2-2.5m	Semi-mature; Matching crown shape/ height
	Carpinus betulus 'Fastigiata'	3-4m	14-16	-	-
	Prunus 'Accolade'	3-4m	14-16	-	-
	Malus sylvestris sp	3-4m	14-16	-	-

Specimen Orchard Tree Planting

Symbol	Tree Species	Height	Girth (cm)	Clear Stem (CS)	Notes
	Malus domestica sp	3-4m	N/A	-	To include 6 different varieties. Double timber stake and rubber tie. 1m radius bark mulch.
	Prunus domestica	3-4m	N/A	-	To include 2 x Plum and 4 x fruiting cherry. Double timber stake and rubber tie. 1m radius bark mulch.

Native tree planting

Symbol	Tree Species	Height	Girth (cm)	Form/ Habit	Root type
	Acer campestre	3-4m	12-14	Feathered	Rootball
	Betula pendula	3-4m	12-14	Feathered	Rootball
	Betula pubescens	3-4m	12-14	Feathered	Rootball
	Alnus glutinosa	3-4m	12-14	Feathered	Rootball
	Salix caprea	3-4m	12-14	Feathered	Rootball
	Salix alba	3-4m	12-14	Feathered	Rootball
	Salix viminalis	3-4m	12-14	Feathered	Rootball
	Salix nigra Betulifolia	3-4m	12-14	Feathered	Rootball
	Salix alba Tristis	3-4m	12-14	Feathered	Rootball
	Salix nigra Betulifolia	3-4m	12-14	Feathered	Rootball
	Quercus robur	3-4m	14-16	Feathered	Rootball

Notes:
1. All Specimen street trees to be fixed in position with underground root guying system and be supplied with irrigation system for manual watering. Root barriers to be installed adjacent to kerb lines or underground service runs. Tree pits to contain 500mm deep topsoil above 150mm sharp sand and 150mm loose gravel drainage layer. To be connected to surrounding surface water drainage network to avoid water logging.
2. All native trees to be supplied and secured with a double stake and rubber tie, and mulched with ornamental bark mulch with a 1m radius around base of tree. Tree pit 1x1x700mm deep backfilled with suitable topsoil.
3. Refer to architects drawings and base plans for all boundary treatment and plot by plot landscaping information.

Native shrub planting

Symbol	Tree Species	Height	Girth (cm)	Form/ Habit	Root type
	Corylus avellana	1-2m	-	Coppiced/ bushy	BR/RB
	Betula pendula	1-2m	-	Multi stem	BR/RB
	Alnus glutinosa	1-2m	-	Coppiced/ pollarded	BR/RB
	Salix caprea	1-2m	-	Coppiced/ pollarded	BR/RB
	Salix alba	1-2m	-	Coppiced/ pollarded	BR/RB
	Salix viminalis	1-2m	-	Coppiced/ pollarded	BR/RB
	Salix nigra Betulifolia	1-2m	-	Coppiced/ pollarded	BR/RB
	Salix alba Tristis	1-2m	-	Coppiced/ pollarded	BR/RB
	Crataegus monogyna	1-2m	-	Bushy	BR/RB
	Viburnum opulus	1-2m	-	Bushy	BR/RB



Rev	Description	Date
F	Plans amended to reflect plot landscaping changes	23.05.19
E	Plans amended to reflect boundary treatment changes	17.05.19
D	Plans amended to reflect site layout changes	14.05.19
C	Plans amended to reflect site layout changes	02.05.19
B	Plans amended to reflect site layout changes	29.04.19
A	Plans amended to reflect site layout changes	12.04.19

#	Draw No
DE-352-01-003	001

Drawn	Client
Fontwell	Project

Author	Title
Southern Masterplan	1:500 @ A0

Scale
1:500 @ A0



Existing hedge and boundary retained as it is suitable for rear garden boundary



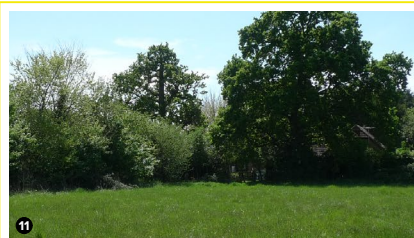
Existing dense vegetation trimmed back. No infill or new boundary required.

Hole cut through vegetation to provide pedestrian access to Wandleys Lane

New closed board fence installed to rear garden plots off Wandleys Lane

Existing vegetation retained or trimmed back and new close board fence to be erected to define rear boundaries

Trees and vegetation retained along site boundary between Wandleys Lane and private drives



LEGEND

- Application boundary
- Retained tree and root protection area
- Trees to be removed
- Retained vegetation
- Vegetation to be removed

Landscape Boundary Treatment
For Close board fence and general fence please refer to AAP
Architect Enclosure Layout drawings:
P054.0, P054.27 and P054.37

- Chain link fencing and gate to allotment area
- Proposed Native Hedge (or still for gaps identified in existing boundary)
- Infill to consist of a double staggered row of native hedge transplants

70% Cotoneaster monogyna
10% Corylus avellana
10% Prunus spinosa
5% Ilex aquifolium
5% Acer campestre



Rev	Description	Date
A	Plans amended to reflect boundary treatment changes	17.05.19
DE-352-01-007	Draw No	
Dardara Ltd	Client	
Fontwell	Project	
Boundary Vegetation Plan	Title	
1:750 @ A0	Scale	



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